

Register of Deeds  
Sharon A. Davis  
Durham County, NC

10/18/2022 01:14:30PM

BT: OPR B: 9802 P: 416 Pages: 2

DEED - DEED

Fee: \$125.00 Excise Tax: \$99.00

**INSTRUMENT #2022040592**

Tonya Redfearn

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Prepared by Gary Berman, atty. (without title search)

Return to Grantee

Excise tax: \$99.00

Tax parcel number: 166254

Grantor's mailing address: POB 454, Oxford, NC 27565

Grantee's mailing address: 203 Powers Ferry Road, Cary, NC 27519

The property described in this deed does not include the Grantor's primary residence.

**THIS DEED**, dated September 30, 2022, is from Julia S. Autry (not married) and Tera R. Autry (not married), herein jointly called the Grantor, to Sherron Road Wakeforest Land LLC, a North Carolina limited liability company, herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Durham County, North Carolina, and more particularly described as follows:

Beginning at a stake in the south side of Wake Forest Highway 1,056 feet in a westerly direction from the west side of Patterson Road, and running thence south 15 degrees west 214 feet to a stake in the north line of Lot B; thence north 75 degrees west 125 feet to a stake; thence north 15 degrees east 214 feet to a stake in the south side of the Wake Forest Highway; thence along and with the south side of the Wake Forest Highway, south 75

**TO HAVE AND TO HOLD** the aforesaid parcel and all privileges, improvements, and appurtenances thereto in fee simple.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all; and that said real estate is free of all encumbrances, except for the exceptions stated in this deed. This conveyance is made subject to the document recorded in Real Estate Book 980, pages 714 and 715, Durham County Registry.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed.

*Julia S. Autry* (SEAL)  
**Julia S. Autry**

*Tera R. Autry* (SEAL)  
**Tera R. Autry**

STATE OF NORTH CAROLINA, COUNTY OF Granville

I, Michele Ruehling, a notary public for Granville County, North Carolina, hereby certify that Julia S. Autry and Tera R. Autry personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this the 13<sup>th</sup> day of October 2022.

*Michele Ruehling*  
Notary Public

My commission expires: January 10, 2027

Michele Ruehling NOTARY PUBLIC Vance County, NC My Commission Expires January 10, 2027
---